

MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, November 7, 2002

7:00 p.m. - Council Chambers, City Hall

AGENDA


- I Roll Call
- II Public Hearing
 - 1.
 - 2.
- III Citizen Questions, Concerns and Consideration
- IV Approval of Minutes
 - Planning Commission Meeting (10/3/02)
- V New Business
 - 1. Edmund Risdon - Parcel Split
 - 2.
- VI Unfinished Business
 - 1.
- VII Other Communications
 - 1. Brian Sousa, City Engineer
- VIII Work/Study Session
- IX. Adjournment

Speaking at Meetings:

Unless waived by the Commission for a specific meeting, any public comment shall be limited to five (5) minutes per speaker, one time only. If a group of people wish to be heard on one subject, a spokesperson may be appointed who may request that the Chairman approve more than the normal five (5) minutes. If necessary, a maximum of five (5) minutes will be allowed for the group to caucus to choose their spokesperson and develop their comments.

MEMORANDUM

TO: Planning Commission Members

FROM: Denise Blakeslee 
Secretary, Community Development

DATE: November 1, 2002

RE: Planning Commission Meeting November 7, 2002

The November Planning Commission Meeting will be at 7:00 p.m. on Thursday, November 7, 2002. The following items are on the Agenda:

1. Edmund Risdon - Parcel Split. Edmund Risdon owns Parcel #51-51-670-711-07 located on the south side of Ninth Street between Cypress and Concord Street. This is currently a vacant parcel that Mr. Risdon would like to split into two buildable parcels as shown on the attached survey. Staff review of the request shows that all of the requirements of the Zoning Ordinance have been met.

Brian Sousa, City Engineer of Wade Trim will be coming to the November meeting of the Planning Commission. This will provide an opportunity for the Planning Commission to meet Mr. Sousa.

Due to publishing deadlines we were unable to meet the 15 day requirement to notice a public hearing for the Master Plan Update. We will hold a special meeting on November 21, 2002 for public input and possible adoption of the plan.

If you are unable to attend the meeting please call me at 723-2558. See you Thursday!

Request to Split a Parcel

Name and Address of Applicant: Edmund C. Rison
515 Fairview Ave.
Manistee, MI 49660

Signature Edmund C. Rison

Phone Numbers: Home 248.593.4940 Work _____

Name and Address of other parties who have an interest: _____

N/A

Signature ~~Edmund C. Rison~~

Phone Numbers: Home _____ Work _____

Parcel Identification Numbers for all parcels involved: 51 51 670 711 07

Reason for request: To permit construction of two separate residences.

Attach a sketch or site plan of all parcels involved in the request. The sketch must include the location of buildings and/or structures, building set-backs, streets, street names and lot dimensions.

Fee: \$50.00 for first split + \$25.00 for each additional split. Receipt # 1580

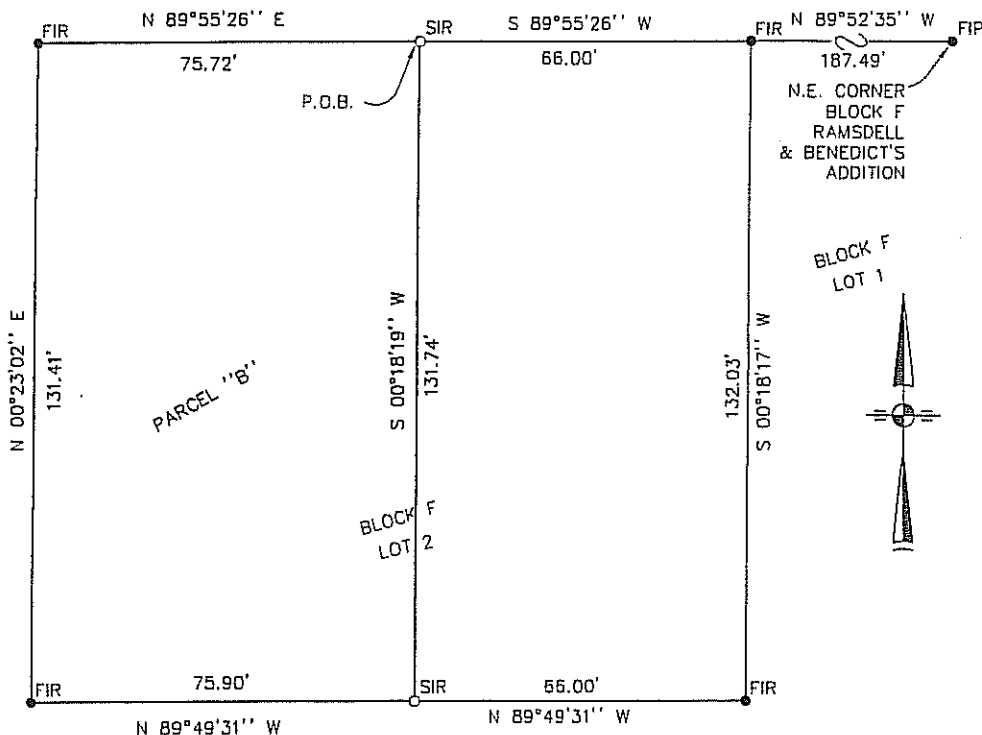
CERTIFICATE OF SURVEY

I, CRAIG R. STAPLEY, A LICENSED PROFESSIONAL SURVEYOR, NUMBER 46687, IN MICHIGAN, CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF A BOUNDARY SURVEY PERFORMED UNDER MY DIRECTION FOR THE FOLLOWING DESCRIBED PARCEL OF LAND:

PARCEL "B"

A PARCEL OF LAND IN BLOCK F OF RAMSDELL & BENEDICTS ADDITION TO THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK F; THENCE NORTH 89°52'35" WEST 187.49 FEET; THENCE SOUTH 89°55'26" WEST 66.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°18'19" WEST 131.74 FEET; THENCE NORTH 89°49'31" WEST 75.90 FEET; THENCE NORTH 00°23'02" EAST 131.41 FEET; THENCE NORTH 89°55'26" EAST 75.72 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINING 0.23 ACRES OF LAND.

9TH STREET (66' R.O.W.)



LEGEND

- FIR FOUND 1" PIPE W/CAP #13597
- FIR FOUND 1/2" ROD W/CAP #25850
- SIR SET 1/2" ROD W/CAP #46687

Craig Stapley
CRAIG R. STAPLEY
LICENSED PROFESSIONAL SURVEYOR No. 46687
ABONMARCHE CONSULTANTS, INC.

9/23/02
DATE OF CERTIFICATE

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF THE PUBLIC ACTS OF 1970, AS AMENDED AND WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.

PLAT OF SURVEY FOR:

EDMUND
RISDON



ABONMARCHE CONSULTANTS, INC.

361 First Street
Manistee, Michigan 49660
231-723-1198
FAX: 231-723-1194

95 West Main Street
Benton Harbor, Michigan 49022
616-927-2295
FAX: 616-927-4639

ARCHITECTS / ENGINEERS / LAND SURVEYORS
ENVIRONMENTAL / CONSTRUCTION MANAGEMENT

DATE: SEPT. 23, 2002

DRAWN BY: CRS

SCALE: 1"=30'

SEC. 12 T. 21N R. 17W

(100) square feet of *floor area*.

8. Any other Services [I]: One (1) *parking space* for each two hundred (200) square feet of *floor area*.
- B. In addition to the above requirements, *parking space* in the proportion of one (1) space for every two (2) persons employed at the establishment shall be provided. Where no specific requirement is designated for other businesses, *parking space* which is adequate shall be provided. Adequacy of parking shall be based upon the anticipated intensity of *use* of the business establishment by patrons and employees and by reference to the standards contained in Section 1054.A. The *Administrator* shall establish the number of parking spaces required in the land *use* permit.
- C. A *parking space* shall be a minimum area of 9 feet X 18 feet, with center and cross aisles being a minimum of 20 feet wide.
[Annotation: This section changed by amendment, effective September 11, 1992]
- D. Approval for location of all exits and entrances shall be obtained from the *City* for all streets. Such approval shall also include the design and construction thereof in the interests of safety, adequate drainage and other public requirements.
- E. Parking for all *commercial establishments* shall be paved with concrete or bituminous material with approved curbing and painted parking lines.
- F. For all permitted uses in the C-4 Commercial District, except second floor *dwelling* unit(s), *dwelling*, *duplex*, apartments, Hotels and other Lodging Places [70], the parking provisions of this Section shall not apply. Because the *City* provides public parking and because the downtown area consists of small parcels, with *building* occupying most or all of the *parcel* and because of the historic character of most of the Downtown Business District there are not any parking requirements for those uses in the Downtown Business District which is included in the boundaries of the Tax Increment Financing Authority, within the area where a Downtown Development Authority is levying an ad valorem tax in real property, and/or within a special assessment district established for purposes of the Downtown Development Authority and/or to fund public parking
[Annotation: Pursuant to sections 14 to 16 of P.A. 197 of 1975, as amended, (being Downtown Development Authority Act MCL 125.1664 to 125.1666). Pursuant to section 11(f) of P.A. 197 of 1975, as amended, (being Downtown Development Authority Act MCL 125.1661(f)). Pursuant to section 12 of P.A. 197 of 1975, as amended, (being Downtown Development Authority Act MCL 125.1662).]
- G. Parking areas required under this Section, and city-owned parking lots, shall not be used for the storage of, camping within, or continuous parking of recreational vehicles, trailers, motor vehicles and *junk* for more than a twenty-four (24) hour period.

1061. Sex-oriented Businesses

- A. Purpose: It is recognized there are some uses which, because of their very nature, are recognized as having serious objectionable operational

70

704-13

21

450-06

450-07

150

475-0

705-01

702-07

23

705-03

705-05

25

705-07

26

705-09

RD.

705-01

701-01

25

450-02

311